

**IMPROVEMENTS****INSTALLER/Time to install****SURETY****Sidewalks**

Sidewalk along major street that has not been improved to urban standards

City/ when street is improved

Cash to the City

Sidewalk along major streets that are improved to urban standards

Developer/ 2 years

Surety

Sidewalks along non-major streets

Developer/Occupancy permit and 4 years

Surety\*

Outlots not reserved for future development and pedestrian ways

Developer/when street is surfaced

Surety\*

Outlots reserved for future development

Developer/ The Planning Director may waive improvement until the outlot is final platted

Surety\*\*

**Street Trees**

Street trees along major street that has not been improved to urban standards

City/ when street is improved

Cash to the City

Street trees along major streets that are improved to urban standards

Developer/ 2 years

Surety

Street trees along non-major streets

Developer/4 years

Surety

Outlots not reserved for future development

Developer/when street is surfaced

Surety

Outlots reserved for future development

Developer/ The Planning Director may waive improvement until the outlot is final platted

Surety\*\*

Street trees on final plats with Parks & Rec. ten or fewer lots.

Cash to the City

\* Escrow is figured at 25% of the estimated cost of sidewalk construction

\*\* Escrow may be waived until Outlot is developed.

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